

RESOLUTION NO.

WHEREAS, the Oak Hill Neighborhood Plan encourages balance between development and environmental protection by maintaining a vibrant residential community that demonstrates caring stewardship of the environment (6.B) and recommends that the City Council rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan (6.B.1a); and

WHEREAS, minimum lot size requirements in existing single-family, low density zoning categories may promote unnecessary disturbance of environmentally sensitive areas, and in these circumstances, the clustering of single-family residences may allow for additional flexibility in mitigating environmental concerns and avoid excessive impacts on overall water quality;
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City Manager is directed to make recommendations on and process the necessary amendments to Chapter 25 of the Land Development Code to establish a new single-family base district zoning category allowing for clustering in environmentally sensitive areas, such as the Barton Springs Zone. The density allowed under this new single-family base district zoning category shall not exceed the density that would be allowed under existing single-family large-lot (SF-1) base district zoning as established through minimum lot size requirements and net site area impervious cover calculations. Council directs the City Manager to place this item on the agendas of the Planning Commission and Environmental Board. Council

requests the Planning Commission and Environmental Board to hold public hearings and provide recommendations to Council on the proposed amendments.

ADOPTED: _____, 2009 **ATTEST:** _____

Shirley A. Gentry
City Clerk